COTTENHAM DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1887 SQ FT- 175.30 SQ M
(EXCLUDING GARAGE)
GARAGE AREA : 207 SQ FT- 19.20 SQ M
TOTAL AREA : 2094 SQ FT- 194.50 SQ M

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

95 High Street Wimbledon SW19
020 8016 9700
wvsales@fullergilbert.co.uk

Fuller Gilbert & Company Est. 2001

38 - 40 Gloucester Road SW7
020 7581 0154
sksales@fullergilbert.co.uk

www.fullergilbert.co.uk

Cottenham Drive, London, SW20 0TD

£1,300,000 Freehold

for sale

Fuller Gilbert & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management

THE LOCATION

The property is situated on a much sought-after location on the slopes up to nearby Wimbledon Village which boasts an excellent range of exclusive, shops, bars and restaurants together with access to the many acres of Wimbledon Common. Raynes Park station offers regular train services into London Waterloo while the A3 provides access to major motorways. The property is well located for Wimbledon's highly regarded schools in both the state and private sectors.

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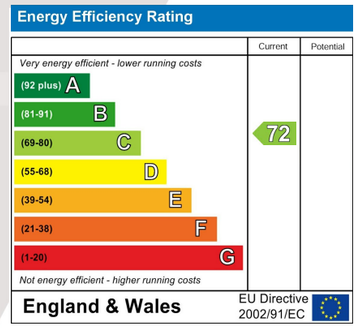
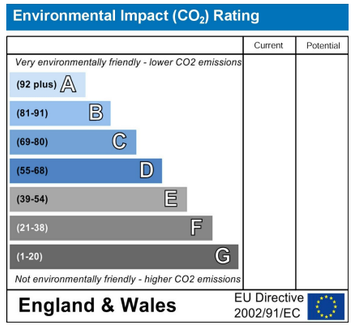
THE PROPERTY

Fuller Gilbert are delighted to offer for sale this charming townhouse offering spacious accommodation across three floors. The property comprises 3 / 4 bedrooms and has flexible living space with a garage and off street parking and requires general modernisation throughout. The house also benefits from the use of well manicured communal grounds and gardens. An early inspection is highly recommended.





Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.